

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

JUNE 19, 2000

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with Messrs. Dale, Kreider, Raser, Senhauser and Mmes. Borys, Spraul-Schmidt and Wallace present. Mr. Bloomfield and Ms. Sullebarger were absent.

MINUTES

The minutes of the June 5, 2000 meeting were approved as amended (motion by Spraul-Schmidt, second by Raser).

CERTIFICATE OF APPROPRIATENESS, 138 EAST COURT STREET, COURT HOUSE ANNEX, COURT STREET HISTORIC DISTRICT

After distributing drawings and photos, staff member Dan Young summarized the staff report on a request to install a permanent mosaic mural on the rear (north) wall of the Hamilton County Court House, formerly known as the Temple Bar Building Annex.

Mr. John Blanton, of Toensmeyer Architecture/Engineering, was present to answer questions.

Notification of a preliminary hearing was sent to interested parties; none of them attended the hearing, sent written comments or phoned Historic Conservation.

Mr. Raser asked how the proposed mural is different from the logo of the Lighthouse for Youth Services and whether there will be verbiage on the mural. Mr. Young responded that the five little characters in the center of the lighthouse itself are not included in the Youth Services logo and that his understanding is that no words are included.

Mr. Forwood explained to the Board that Buildings & Inspections has determined this is not a sign but is a mural. There is no reference to murals in the Court Street Historic District guidelines.

Mr. Young clarified for the Board that the only issue before the Board is determination of the appropriateness of this mural for this location.

Mr. Dale asked whether a Certificate of Appropriateness (COA) is clearly required. Mr. Young replied that exterior alterations to a property are considered environmental changes; environmental changes require a COA.

BOARD ACTION

After discussing the issue, the Board voted unanimously (motion by Spraul-Schmidt, second by Dale) to approve the staff recommendation.

CERTIFICATE OF APPROPRIATENESS AND ZONING VARIANCE, 1883 MADISON ROAD, EAST WALNUT HILLS HISTORIC DISTRICT

Staff member Caroline Kellam summarized the staff report and answered questions from the Board. Under the previous Board approval, final landscape plans must be submitted to the Urban Conservator for review and approval prior to completion of any work on this property.

Ms. Peggy Mathile, the owner, C. Francis Barrett, Esq., Mr. Chris Kepes and Mr. Rick Koehler of Architects Plus, and Mr. Steve Smith, landscape architect, were present to answer questions.

Mr. Smith presented a sketch landscape plan for the entire site and color elevations of the proposed additions to the rear of the original house. The scope of this project has increased since it first came to the HCB in February. Staff has requested detailed landscape architectural renderings for the new additions.

Mr. Senhauser expressed concern that the landscaping plan is of such magnitude that the Board should see it again before final approval. He said that he believes the Board is all favorably inclined toward the landscaping project as presented but wishes to see it in final form before approving it.

Mr. Smith assured the Board that the owners and architects seek their guidance and want to incorporate Board suggestions into their planning.

Mr. Raser moved, and Ms. Borys seconded, to:

1. Approve a Certificate of Appropriateness for the construction of two additions at the rear elevation of 1883 Madison Road with the following conditions:
 - a) The roof of the new conservatory be redesigned with a flatter roof
 - b) All final plans including landscaping be reviewed and approved by the HCB prior to issuing a Certificate of Appropriateness and a building permit
 - c) Any additional work or major revisions to the proposed work must be reviewed by the HCB prior to issuing a Certificate of Appropriateness.
2. Approve a variance to allow the construction of the addition less than 35' from the rear property line as per Section 1407-400 (f) (4) finding that such relief from the literal implication of the Zoning Code:
 - a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district; and
 - c) Will not be materially detrimental to the public health, safety, and welfare or injurious to the property in the district or vicinity where the property is located, based upon the fact that the addition will be set back further from the property line than the existing east wall and that the rear of the addition will be more than 100' from any building on adjacent property.

The board discussed the motion and heard comments from interested parties.

Mr. Kepes said the remodeling plans for the primary residence have been expanded to include a living area immediately attached to the kitchen; the conservatory is designed to replace the current atrium and expand the living area; the conservatory has been designed to be in scale with and appropriate to the primary residence.

Mr. Koehler said the architects have viewed the work on the west elevations as repairs or renovations to the house that do not impact the exterior facade except by replacing the existing metal windows with more appropriate ones. The conservatory

replaces the existing atrium; it will be more attractive and will add living space. The architects consider the garage and family room as new elements being added.

Board members expressed concern that the proposed additions

1. do not respond to the architecture of the original building
2. are not sympathetic to and compatible with the original building
3. overpower the original building
4. lack unity with the language and the style of the house
5. introduce incompatible materials (the copper roof on the connector to the garage)
6. disrupts the flow of the rear line of the house (the strong element of the round conservatory with a conical roof at the corner of the house)
7. are not visually grounded.

BOARD ACTION

The Board voted unanimously (motion by Raser, second by Borys) to table the motion until the applicant can provide more complete architectural and landscape designs addressing the concerns expressed by the Board.

OTHER BUSINESS

The Board agreed to hold a working session this summer to address general issues of concern to the Board. After Board Members e-mail the dates they may be available to the HCB staff, staff will arrange the working session.

ADJOURNMENT

As there were no other items for consideration by the Board, the meeting adjourned (motion by Spraul-Schmidt, second by Raser).

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date_____